

ADDRESS: 2027 AND 2029 BRANDYWINE ST

Proposal: Demolish roof and rear of building; construct four-story addition

Review Requested: Final Approval

Owner: James Adducci and Elizabeth Andersen

Applicant: Kenny Grono, Buckminster Green

History: 1859

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to demolish the roofs and rears of two adjoining rowhouses and construct a single gabled roof and a four-story rear addition. In this project, the buildings at 2027 and 2029 Brandywine Street would be converted into one single-family home with additional space in the new gabled roof. A third-floor rear deck is proposed that would span the two properties. The rear of the property is visible from 20th Street, and the roof addition would be highly visible. The fronts of the properties are proposed to remain as existing, with selective restoration work.

SCOPE OF WORK: Demolish and rebuild roof, demolish rears and rebuild.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - Removal of the flat roofs and the addition of a steep gable roof is not compatible with the historic scale, proportion, or massing of the structures and of the row.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The proposed alteration is not reversible.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9 and 10.



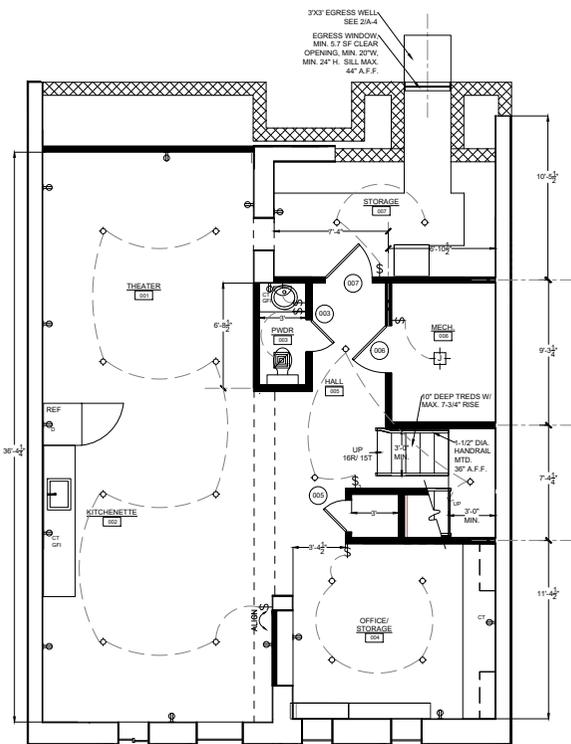
1516 N 5th St, suite #325
484.432.2692
buckminstergreen@gmail.com
Philadelphia license #43620 Pennsylvania HIC # PA012016

To Whom it May Concern,

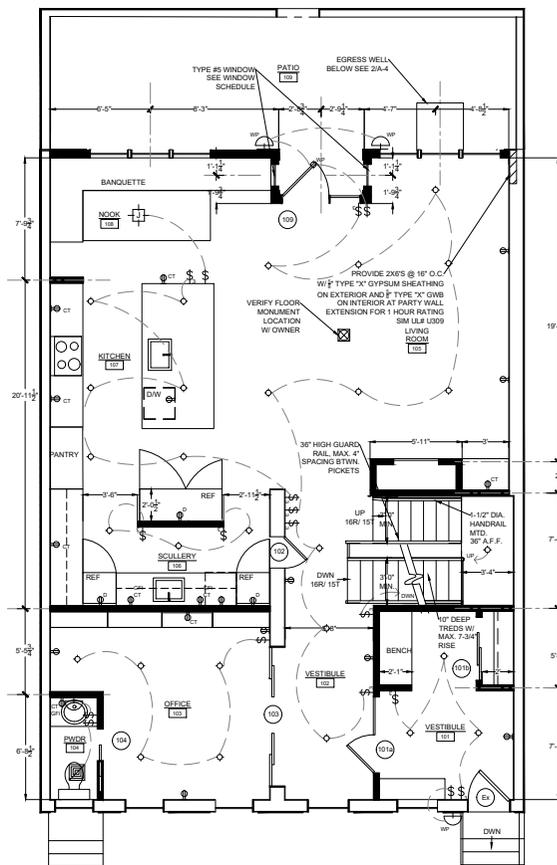
James Adducci and Elizabeth Anderson engaged Buckminster Green to design and build a single Family home that incorporates the addresses 2027 and 2029 Brandywine St in the Fairmount neighborhood of Philadelphia. Elizabeth and James have lived in 2027 Brandywine for over 20 years and have raised two children at this location.

Buckminster Green has completed many building projects in Philadelphia's historic neighborhoods over the last 20 years and won a Preservation Alliance award for a project near 7th and Pine. The project under consideration was designed with the goals of historic preservation in mind as well as the goals of the property owner. The 4th Floor addition was designed to limit visibility. Windows will be replaced with 2 over 2 SDL wood double hung windows. Doors, iron work and front steps will be maintained. Brick will be pointed in consultation with the PHC staff. All exterior wood surfaces will be painted.

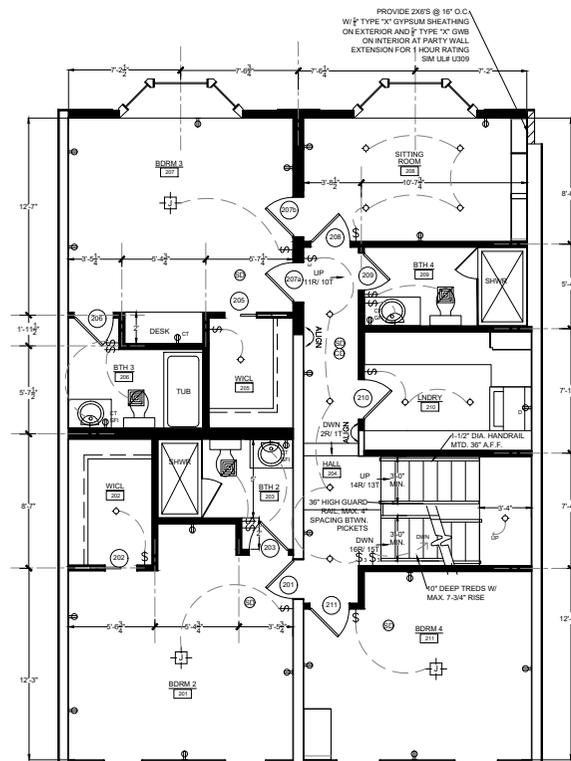
Zoning has been approved for this project as presented. We look forward to working with the Philadelphia Architecture Committee and Historic Commission as a part of our application process for a building permit.



1 BASEMENT ARCH. PLAN
SCALE: 1/4" = 1'-0"



2 1ST FLOOR ARCHITECTURAL PLAN
SCALE: 1/4" = 1'-0"



3 2ND FLOOR ARCHITECTURAL PLAN
SCALE: 1/4" = 1'-0"



ARCHITECTURAL KEY:

- NEW WALL HEIGHT PARTITION WOOD STUD PARTITION 2x4 STUDS @ 16" O.C. W/ 5/8" GWB BOTH SIDES
- EXISTING WALL TO REMAIN
- NEW 1 HOUR RATED PARTY WALL 2x6 STUDS @ 16" O.C. W/ 5/8" GWB SHEATHING ON EXTERIOR, 1/2" TYPE "X" GWB ON INTERIOR S.M. I.G. U-239
- DOOR NUMBER
- X'XXX" DIMENSION TO WALL CENTER LINE
- X'XXX" DIMENSION TO FINISHED SURFACE

ARCHITECTURAL NOTES:

1. PROVIDE 2x6 STUDS FOR ALL EXTERIOR WALL FRAMING AND 2x4 STUDS FOR ALL INTERIOR WALL FRAMING UNLESS OTHERWISE NOTED.

2027-29 BRANDWINE ST.
PHILA., PA 19130

SEAL:



SIGNATURE

DAVID P. MCARTHUR
REGISTERED ARCHITECT

PA 2315 ALMOND ST., PHILADELPHIA PA 19125
NJ 107 HUNTINGTON DR., HAMMONTON NJ 08037
Tele: (267) 273-8578 E-MAIL dpm879@gmail.com

Project Number: **670**

Date: **2-27-26**

Scale: **AS NOTED**

Drawn By: **DPM**

#	DATE	REVISION

ARCHITECTURAL/ PLANS

DRAWING TITLE:

A-2

DOOR SCHEDULE					
NO	SIZE	DOOR TYPE	FRAME TYPE	HRDWR	NOTES
003	2'-0" X 6'-8"	B	B	L-3	
005	2'-0" X 6'-8"	B	B	L-2	
006	3'-0" X 6'-8"	B	B	L-2	1.
007	3'-0" X 6'-8"	B	B	L-2	
101a	(2) 2'-6" X 6'-8"	B	B	L-2	
101b	(2) 2'-6" X 6'-8"	C	C	L-4	
102	2'-0" X 6'-8"	B	B	L-2	
103	(2) 2'-6" X 6'-8"	C	C	L-4	2.
104	2'-0" X 6'-8"	D	D	L-5	
109	3'-0" X 6'-8"	E1	E	L-6	2.
201	2'-6" X 6'-8"	B	B	L-3	
202	2'-0" X 6'-8"	D	D	L-5	
203	2'-6" X 6'-8"	B	B	L-3	
205	2'-0" X 6'-8"	D	D	L-5	
206	2'-6" X 6'-8"	B	B	L-3	
207a	2'-6" X 6'-8"	B	B	L-3	
207b	2'-6" X 6'-8"	B	B	L-3	
208	2'-6" X 6'-8"	B	B	L-3	
209	2'-4" X 6'-8"	B	B	L-3	
210	2'-6" X 6'-8"	B	B	L-3	
211	2'-6" X 6'-8"	B	B	L-3	

DOOR KEY					
DOOR TYPES:					
A	NEW SEMI GLAZED WOOD ENTRY DOOR				
B	NEW SOLID CORE DOORS (8" 1-3/8" THICK)				
C	NEW SLIDING DOOR (8" 1-3/8" THICK)				
D	NEW SILENT DOOR				
E	FALL LITE SLIDING GLASS DOOR BY MANF				
FRAME TYPES:					
AB	3/8" SF WOOD FRAME				
C	SLIDING DOOR TRACK AND FRAME				
D	POCKET DOOR TRACK AND FRAME				
E	FRAME BY MANF				
HARDWARE TYPES:					
L1	ENTRY LOCKSET				
L2	PASSAGE LATCHSET				
L3	PRIVATE LATCHSET				
L4	SLIDING DOOR PULL				
L5	POCKET DOOR PULL				
L6	HARDWARE BY MANF				

DOOR NOTES:

1. LOUVERED DOOR
2. 24" SILLITE

ELECTRICAL KEY:

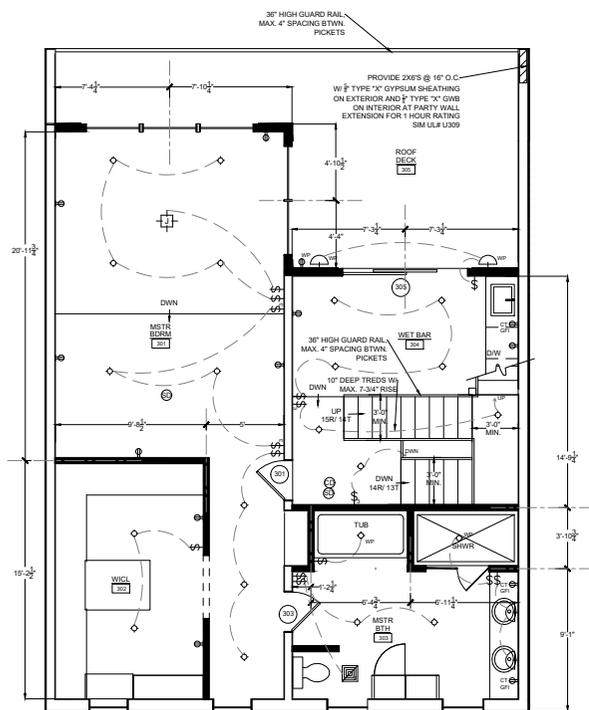
- VOICE AND DATA JACK (SUGGESTED LOCATION)
- DUPLEX RECEPTACLE (SUGGESTED LOCATION)
- GFI + GFCI RECEPTACLE (SUGGESTED LOCATION)
- EXHAUST FAN LOCATION
- SMOKE DETECTOR LOCATION
- CARBON MONOXIDE DETECTOR LOCATION
- LIGHT SWITCH LOCATION (SUGGESTED LOCATION)
- ELECTRIC PANEL LOCATION

ELECTRICAL NOTES:

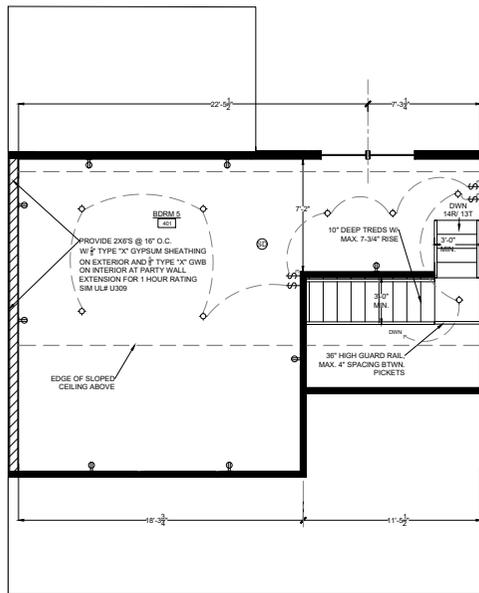
1. SUGGESTED LOCATIONS DEPICTED FOR ALL NEW ELECTRICAL FEATURES. VERIFY FINAL LOCATIONS BY OWNER.
2. LIGHTING FIXTURE TYPES TBD.
3. VERIFY ALL ELECTRICAL REQUIREMENTS FOR EQUIPMENT BY SPECIFICATIONS.

PLUMBING NOTES:

1. CONTRACTOR TO VERIFY THAT PLUMBING SYSTEMS MEET ALL NATIONAL, STATE, AND LOCAL CODES.



1 3RD FLOOR ARCH. PLAN
SCALE: 1/4" = 1'-0"



2 4TH FLOOR ARCH. PLAN
SCALE: 1/4" = 1'-0"



ARCHITECTURAL KEY:



ARCHITECTURAL NOTES:

1. PROVIDE 2X6 STUDS FOR ALL EXTERIOR WALL FRAMING AND 2X4 STUDS FOR ALL INTERIOR WALL FRAMING UNLESS OTHERWISE NOTED.

2027-29 BRANDYWINE ST.
PHILA., PA 19130

SEAL:



SIGNATURE

DAVID P. MCARTHUR
REGISTERED ARCHITECT

PA 2315 ALMOND ST., PHILADELPHIA PA 19125
NJ 107 HUNTINGTON DR., HAMMONTON NJ 08037
Tele: (267) 273-8578 E-MAIL dpm879@gmail.com

Project Number: 670

Date: 2-27-26

Scale: AS NOTED

Drawn By: DPM

#	DATE	REVISION

ARCHITECTURAL/
PLANS

DRAWING TITLE: A-3

DOOR SCHEDULE					
NO	SIZE	DOOR TYPE	FRAME TYPE	HRDWR	NOTES
301	2'-6" X 6'-6"	B	B	L-3	
303a	2'-6" X 6'-6"	B	B	L-3	
303b	2'-4" X 6'-6"	D	D	L-5	
305	(2) 4'-0" X 6'-6"	E2	E	L-6	

DOOR KEY	
DOOR TYPES:	
A-	NEW SEMI GLAZED WOOD ENTRY DOOR
B-	NEW SLIDING GLASS DOOR @ 1 1/2" THICK
C-	NEW SLIDING DOOR @ 1 1/2" THICK
D-	NEW GLAZED DOOR
E1-	FULL LITE PATIO DOOR BY MIF
E2-	FULL LITE SLIDING GLASS DOOR BY MIF
FRAME TYPES:	
A-	6" WOOD FRAME
C-	SLIDING DOOR TRACK AND FRAME
D-	POCKET DOOR TRACK AND FRAME
E-	FRAME BY MIF
HARDWARE TYPES:	
L1-	ENTRY LOCKSET
L2-	PASSAGE LATCHSET
L3-	PRIVACY LATCHSET
L4-	SLIDING DOOR PULL
L5-	POCKET DOOR PULL
L6-	HARDWARE BY MIF

DOOR NOTES:
1. LOCKING DOOR

ELECTRICAL KEY:			
	VOICE AND DATA JACK (SUGGESTED LOCATION)		LIGHT SWITCH LOCATION (BY VIEW)
	DUPLEX RECEPTACLE		EXHAUST FAN LOCATION
	FIRE ALARM		SMOKE DETECTOR LOCATION
	JUNCTION BOX LOCATION IN CEILING FOR SURFACE MTD; FUTURE OFF PLAN		CARBON MONOXIDE DETECTOR LOCATION
	COMPACT FLUORESCENT RECESSED DOWNLIGHT		ELECTRIC PANEL LOCATION
	VANITY SCONCE LOCATION		
	LIGHT SWITCH LOCATION		

ELECTRICAL NOTES:
1. SUGGESTED LOCATIONS DEPICTED FOR ALL NEW ELECTRICAL FIXTURES. VERIFY FINAL LOCATIONS W/ OWNER.
2. LIGHTING FIXTURE TYPES TBD.
3. VERIFY ALL ELECTRICAL REQUIREMENTS FOR EQUIPMENT W/ SPECIFICATIONS.

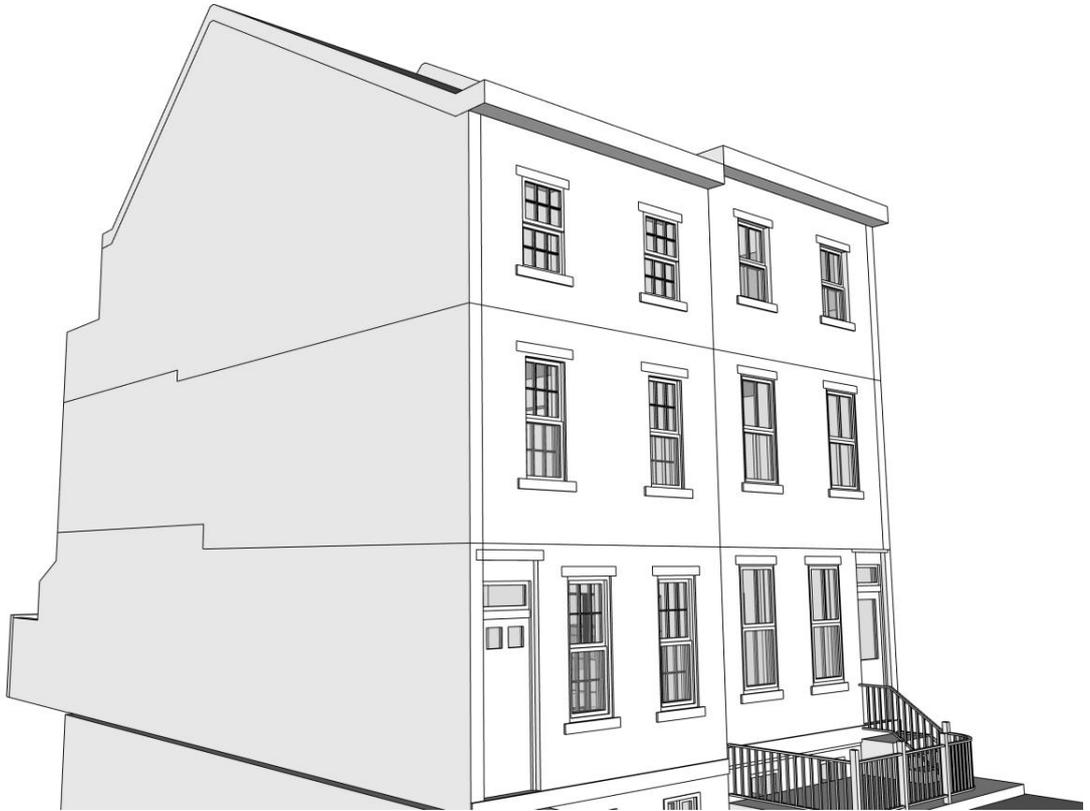
PLUMBING NOTES:
1. CONTRACTOR TO VERIFY THAT PLUMBING SYSTEMS MEET ALL NATIONAL, STATE, AND LOCAL CODES.

RENDERINGS:

Head on view from across Brandywine



Angled view From west without neighboring properties:



Angled view with neighboring properties:



CONTEXT PHOTOS:

Head on view from across Brandywine. 5/5/25



Angled view From west 3/4/26



Angled view From East 3/4/26



View From Green St looking south:



View From 20th and Green Sts looking southwest. Red x shows approximate location of addition.



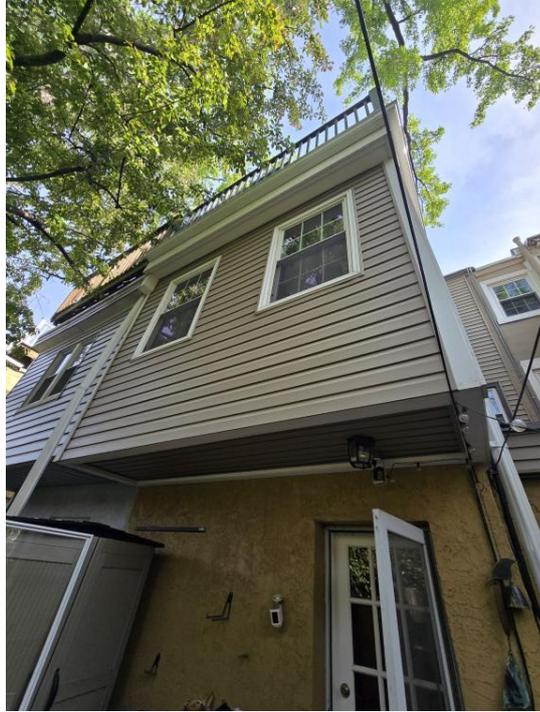
View From 20th and Wilcox looking southwest. Red arrow shows location of properties



Other contextual photos: 3/4/26



5/5/25



Looking west (below)



Looking east From 2027 yard 5/5/25



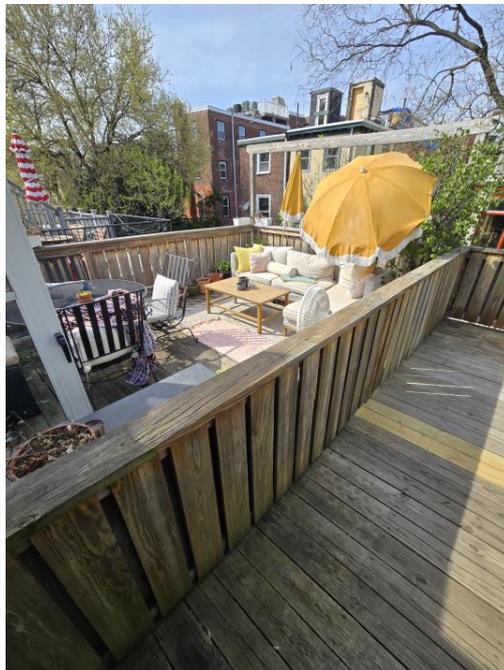
Looking east From existing 2029 deck



Looking west From existing 2027 deck



Looking northwest From existing 2029 deck



Looking north from existing 2027 deck 5/5/25





Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects. Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Property Information

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR#.

1

Parcel Address: _____

Specific Location: _____

Check box if this application is part of a project and provide the project number: **PR-20** - _____

Applicant Information

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

2

I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Name: _____ Company: _____

Address: _____

Email: _____ Phone No.: _____

Property owner Information

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an: Individual Company*

Owner (1)

Name: _____ Check box if new owner is being listed

Address: _____

Owner (2)

Name: _____

Address: _____

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: _____ Firm: _____

PA License No.: _____ Phila. Commercial Activity License No.: _____

Email: _____ Phone No.: _____

Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed (use separate sheet if needed).

(g) Select all conditions that apply to this project (if any).

* Provide the associated Streets Review number if "Project Impacts Streets / Right-of-Way" is selected.

** If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

5

(a) **Occupancy** Single-Family Two-Family Other, please describe: _____

(b) **Scope of Work** New Construction Excavation Addition / Alteration Shell (No Fit Out) - *Option for Commercial Permits Only*

(c) **Earth Disturbance** Area of Earth Disturbance: _____ (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: _____ (Sq. Ft.) Existing Altered Area: _____ (Sq. Ft.)

(e) **Number of Stories** _____

(f) **Description of Work** _____

(g) Project Conditions

New High Rise Green Roof Included Initial Fit-out of Newly Constructed Space

Modular Construction Façade Work Project Impacts Streets/Right-of-Way*

Project Impacts Adjacent Property**

* Provide the associated **Streets Review** number for this project, if applicable: **SR-20** _____

** This project includes work described below: Yes No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

Project Details, Other Permits & Contractor Information

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

- (a) Choose all disciplines of work for which permits are being requested.
 - If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable).
 - If a Zoning Permit was issued for this work, provide the related Zoning Permit number.
- (b) Identify the general contractor and estimated cost of building construction.
- (c) Identify the licensed excavation contractor and estimated cost of excavation work.
- (d) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:
 - Number of registers/diffusers (separate new / relocated)
 - Number of appliances
 - Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.
- (e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.
- (f) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:
 - Interior
 - Exterior Drainage and/or Water Distribution
- (g) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:
 - Sprinkler Heads (separate new / relocated quantities)
 - Standpipes
 - Fire Pumps
 - Stand-alone Backflow Prevention Devices
 - Kitchen Extinguishing Systems
 - Hydrants

6

***ROUGH-IN NOTICE:** If you are seeking a rough-in permit, an application for plan review must be submitted already.

- (h) Provide the total improvement cost for residential (including multi-family) alterations and additions. Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

(a) Check all that apply:

- Building Excavation Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** _____ - _____

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** _____ - _____

Note: Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

(b) General Building Construction Contractor Information

Name: _____ Cost of Building Work: \$ _____

License Number: _____ Phone: _____

(c) Excavation Work & Contractor Information

Name: _____ Cost of Excavation Work: \$ _____

License Number: _____ Phone: _____

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: _____ Cost of Mechanical Work: \$ _____

License Number: _____ Cost of Fuel Gas Work: \$ _____

Equipment Types: Registers / Diffusers Appliances Hoods Phone: _____

Equipment Details & Quantities: _____

(e) Electrical Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Electrical Work: \$ _____

License Number: _____ Phone: _____

Third Party Inspection Agency Name: _____

(f) Plumbing Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Plumbing Work: \$ _____

License Number: _____ Phone: _____

Number of Fixtures: _____

Check one: Interior Work Exterior Building Drainage Exterior Water Distribution:
line size: _____ (in.)

(g) Fire Suppression Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Fire Supp. Work: \$ _____

License Number: _____ Phone: _____

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

(h) Total Improvement Cost: \$ _____ (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

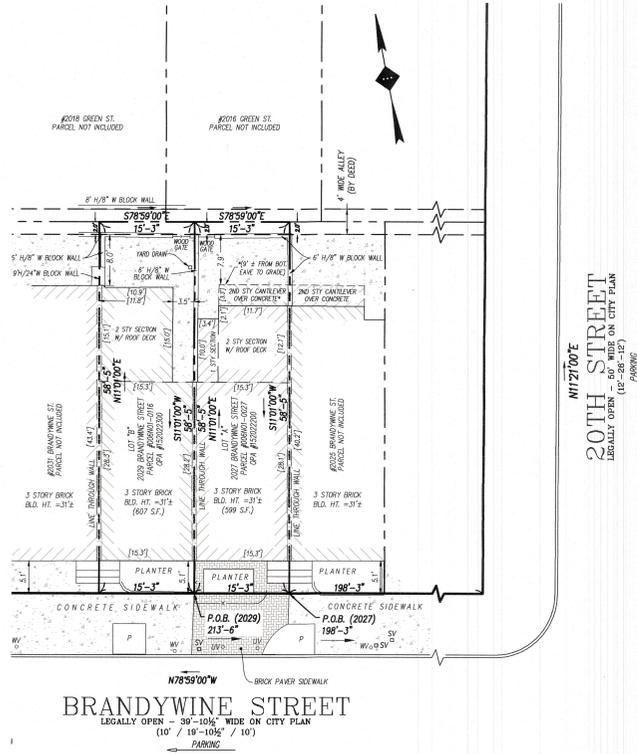
Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

Declaration & Signature

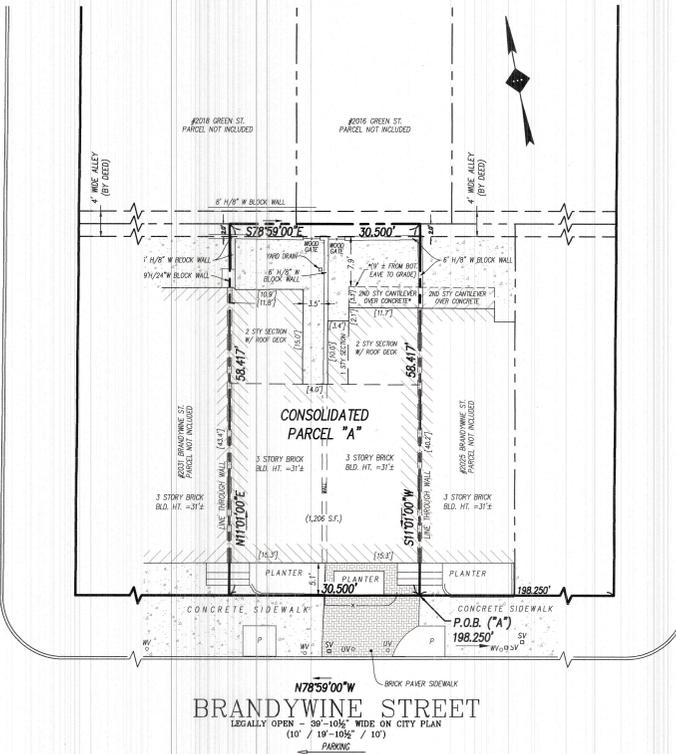
All provisions of the Philadelphia Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: Kenny Grono **Date:** _____ / _____ / _____

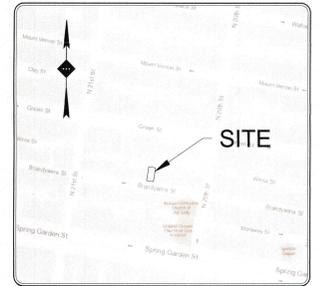
EXISTING DEED LINES AND PHYSICAL CONDITIONS



PROPOSED CONSOLIDATION & EXISTING PHYSICAL CONDITIONS



LOCATION MAP
N.T.S.



NOTES

- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF JAMES W. ADDUCCI & ELIZABETH J. ANDERSON.
- PARCEL ADDRESS: 2027 BRANDYWINE STREET & 2029 BRANDYWINE STREET.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS RSA-5 (RESIDENTIAL SINGLE FAMILY ATTACHED-S).
- FIELD WORK PERFORMED ON 4/27/2025.
- ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNERS: JAMES W. ADDUCCI & ELIZABETH J. ANDERSON PER DOCUMENT ID: #5069374 RECORDED ON 4/12/2004 WITH THE DEPARTMENT OF RECORDS.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPABRT).
- UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN NO. 63.
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2025. ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

EXISTING PARCEL AREA

ADDRESS	SQ. FT.	ACRES	PARCEL	OPA	REGISTERED OWNERS	DOC ID	RECORDING DATE
2027 BRANDYWINE STREET	890.9	0.02045	#006N01-0007	#152022200	JAMES W. ADDUCCI & ELIZABETH J. ANDERSON	#50903074	4/12/2004
2029 BRANDYWINE STREET	890.9	0.02045	#006N01-0116	#152022300	JAMES W. ADDUCCI & ELIZABETH J. ANDERSON	#54414552	4/2/2025

PROPOSED PREMISES AREA

PREMISES	SQ. FT.	ACRES
A	1,781.7	0.04090

In accordance with the terms and provisions of Section 14-304 (f) of the Philadelphia Code pertaining to:

LO ADJUSTMENT REVIEW

APPROVED for

DISAPPROVED for

LOT AREA

LOT WIDTH

STREET FRONTAGE

OCCUPIED AREA

Applied Electronically by: BRIAN WESERICH
November 7, 2025
SD No: E-7578

Philadelphia City Planning Commission

ZONING TABULATION - RSA-5 (RESIDENTIAL SINGLE-FAMILY ATTACHED-S)

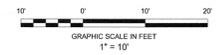
RSA-5	REQUIRED	EXISTING		PROPOSED
		LOT "A"	LOT "B"	
		2027 BRANDYWINE ST.	2029 BRANDYWINE ST.	
MIN. LOT AREA	1,440 S.F. [2]	890.9	890.9	1,781.7
MIN. LOT WIDTH	16'	15.250'	15.250'	30.500'
MAX. OCCUPIED AREA	INTERMEDIATE 75% CORNER 80%[3]	599 S.F. / 67%	607 S.F. / 68%	1,206 S.F. / 67.7%
MIN. FRONT YARD	BASED ON ADJACENT [4][5]	5.1'	5.1'	5.1'
MIN. SIDE YARD	9' IF USED	0'	0'	0'
MIN. REAR YARD DEPTH	9' [7]	7.9'	8.0'	7.9'
MAX. HEIGHT	38'	31'	31'	31'

Reviewed and Approved as per Sub-Division Plan Requirements Adopted by the Board of Surveyors

BBK
Surveyor & Regulator

9
District

7/23/2025
Date



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Dashed line)	POINT OF BEGINNING PROPERTY LINE	(Dashed line)	OVERLAP LINE
(Solid line)	BUILDING	(Dashed line)	SEWAGE LINE
(Stippled area)	CONCRETE	(Dashed line)	SEWER LINE
(Stippled area)	GRASS / SAND	(Dashed line)	WATER MAIN
(Stippled area)	ASPHALT	(Dashed line)	SEWER MAIN
(Stippled area)	LANDSCAPING PLANTER	(Dashed line)	GAS MAIN
(Stippled area)	PLANTER	(Dashed line)	ELECTRIC MAIN
(Stippled area)	TREE	(Dashed line)	COMMUNICATIONS MAIN
(Stippled area)	FENCE	(Dashed line)	UTILITY POLE W/ LIGHT
(Stippled area)	PREPARED DRIVE	(Dashed line)	UTILITY POLE
(Stippled area)	DRIVEWAY	(Dashed line)	DRY WELL
(Stippled area)	WALKWAY	(Dashed line)	WELL
(Stippled area)	WALL	(Dashed line)	WELL

ZONING

RSA-5 (RESIDENTIAL SINGLE-FAMILY ATTACHED)
[Council District 5TH]

AREA REGULATIONS LOT AREA
Minimum District Area (sq. ft.) - 1,440 (Council Districts 4.5, 6.8, 9, 10) [2]
Minimum District Area (sq. ft.) - 960 (Council Districts 1, 2, 3, 7) [2]
Minimum Lot Width (ft.) - 16

MAXIMUM OCCUPIED AREA
Intermediate - 75%
Corner - 80% [3]

YARDS
Minimum Front Setback (ft.) - Based on adjacent. [4, 5]
Minimum Side Yard Width (ft.) -
(Detached, Intermediate Lot: 2 1/2 ft. each)
(Detached, Corner Lot: 5 ft.)
(Semi-Detached: 5 ft.)
Minimum Rear Yard Depth (ft.) - 9 [7]

HEIGHT REGULATIONS
Maximum Height (ft.) - 38

ACCESSORY DWELLING UNITS IN RSA-5
Permitted in historic structures or on lots 1,600 sq. ft. or greater Council (Council Districts Districts 1, 2, 3, 7)
Permitted in historic structures only (Council Districts 4, 5, 8, 9)
Not permitted (Council Districts 6, 10)

AQUA ECONOMICS

1391 Walton Road Blue Bell, Pa 19422
(215)990-0678 / paul@aquaeconomics.com

Contact Information:
GENERAL MANAGER: Trish Lonie
Phone: (267)885-8675
Email: trish@aquaeconomics.com

Contact Information:
SURVEY PROJECT MANAGER:
Robert Babb
Email: robert@aquaeconomics.com

PROPOSED CONSOLIDATION & SITE PLAN

2027-29 BRANDYWINE STREET
15TH WARD PHILADELPHIA PA. 19130

MUNICIPALITY: PHILADELPHIA	Property Owner(s)	1	9/10/2025	JDH	PER DISTRICT REVIEW
PHILADELPHIA COUNTY, PA	JAMES W. ADDUCCI & ELIZABETH J. ANDERSON	NO.	DATE	BY	

7/29/2025

PAUL N. LONIE
REGISTERED PROFESSIONAL SURVEYOR
SUBSCRIBER TO THE SURVEYORS' BOARD OF PENNSYLVANIA

Paul N. Lonie
PAUL N. LONIE
PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU-024461-E

SCALE: 1" = 10'
PROJECT ID: 2027 BRANDYWINE STREET (CONS/SUBD-S2R3)
SHEET: 24" x 36" Sheet 1 of 1

C:\Users\jlonie\OneDrive\Documents & Settings\jlonie\OneDrive\Projects\2027-29 Brandywine St (CAD)\1 - SURVEY\2027-29 Brandywine St (CAD).dwg
Applied by L&L Planning team